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March 25, 2021

VIA ELECTRONIC FILING

Jocelyn G. Boyd, Esquire
Chief Clerk & Administrator
Public Service Commission of South Carolina
101 Executive Center Drive, Suite 100
Columbia, South Carolina 29210

RE: Application of Dominion Energy South Carolina, Incorporated for Approval to
Sell Real Property Located at Garners Ferry Road in Columbia, South Carolina
Docket No. 2020-161-E

Dear Ms. Boyd,

By this letter, the South Carolina Office of Regulatory Staff ("ORS") hereby notifies the Public Service Commission of South Carolina ("Commission") that ORS has reviewed the filing submitted by Dominion Energy South Carolina, Incorporated ("DESC" or "Company") for a request for approval to sell real property located at Garners Ferry Road in Columbia, South Carolina ("Application").

Overview of Company's Request

South Carolina Code Ann. § 58-27-1300 (2015) requires DESC to obtain approval from the Commission when the Company seeks to "sell, assign, transfer, lease, consolidate, or merge its utility property" in excess of \$1,000,000. The Company's original filing requests approval from the Commission to sell certain real property owned by DESC with a fair market value in excess of \$1,000,000.

The real property that DESC is requesting to sell includes a parcel of land with an office building located in the southeast portion of Columbia, approximately seven miles from downtown. The physical street address of the property is 7732 Garners Ferry Road, Columbia, South Carolina 29209 ("Garners Ferry Road Property"). The Garners Ferry Road Property consists of 3.47 acres of land, an additional approximately 0.3 acres for an access easement, and an approximately 16,000 square feet office building. In a letter filed with the Commission on July 14, 2020 the Company stated that the fair market value of the Garners Ferry Road Property exceeded \$1,000,000. ORS subsequently filed a letter with the Commission on August 3, 2020, stating that it did not object to

the sale of the property, but also recommending that the Commission order the Company to obtain Commission approval prior to the sale being finalized, if the sale is for less than fair market value or the appraised value.

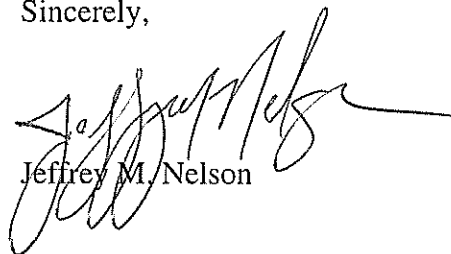
After negotiations with the potential buyer, Lake 44, LLC, the Company entered into an Agreement of Purchase and Sale for an agreed upon purchase price of \$1,000,000. In compliance with Order No. 2020-556, the Company requested approval to sell the Garners Ferry Road Property to Lake 44, LLC for less than the revised appraised value of \$1,170,000. Proceeds realized from the sale of the building will be credited to depreciation reserves, and gains realized related to the sale of the land will be recorded in Account No. 421.1000, entitled “Gains on Disposition of Property.”

ORS Recommendation

ORS has reviewed the Company’s letter dated March 8, 2021, as well as South Carolina Code Ann. § 58-27-1300 (2015), Commission Order Nos. 92-931, 2020-556 and prior filings by the Company regarding the sale of property. This request will not involve a change to any of DESC’s retail rates or prices, or require any change in any Commission rule, regulation, or policy. ORS recommends that the Commission approve the Company’s request for approval to sell the Garners Ferry Road Property.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Jeffrey M. Nelson

cc: All Parties of Record (via E-mail)
David Butler, Esquire (via E-mail)